



8113
NW 54th Street
Doral, Florida

Fairchild  **Partners**[®]
Licensed Real Estate Brokers

Commercial Warehouse
Available For Lease

±14,888 SF of Warehouse Space Across from Downtown Doral



±14,888 SF Commercial Warehouse

8113 NW 54th Street
Doral, Florida 33122

AVAILABLE FOR LEASE

Across from Downtown Doral

Fairchild Partners is pleased to present an exceptional leasing opportunity at **8113 NW 54th Street in Doral, Florida**. Available immediately, the Property offers **±14,888 SF of move-in-ready industrial space** combining functional warehouse infrastructure with high-end office finishes. The facility **includes ±1,500 SF of dedicated office space** with a reception area, partitioned offices, private restrooms, drop ceilings, emergency lighting, and plug-and-play functionality. The fully air-conditioned space is delivered in excellent condition and is well suited for distribution, showroom, service-oriented, light industrial, and corporate users seeking a polished operational environment.

Warehouse features include **±20-foot clear heights, a Twin-T concrete roof, 400-amp, three-phase electrical service, and two drive-in/loading positions**. An **oversized electric dock door and interior truck well** are designed to accommodate a **40-foot shipping container**, while an additional van-high loading position supports efficient shipping and receiving operations. Strategically positioned across from Downtown Doral and proximate to the Miami Tile District along NW 79th Avenue, the Property provides convenient access to Miami International Airport, SR-826, SR-836, Florida's Turnpike, and South Florida's broader transportation network.



AVAILABLE

±14,888 SF

TOTAL RENTABLE
SQUARE FEET



±1,500 SF

DEDICATED HIGH-END
OFFICE SPACE



WAREHOUSE SPACE

FLEXIBLE SPACE ALLOWING
FOR A WIDE ARRAY OF USES



**IU-2 LIGHT
INDUSTRIAL**

DORAL ARTS DISTRICT



**OVERSIZED DOCK
DOOR**

OVERSIZED ELECTRIC DOCK
DOOR PLUS VAN-HIGH
LOADING POSITIONS



20' CLEAR

CLEAR CEILING HEIGHT



"TWIN T"

CONCRETE ROOF



**11 PARKING
SPACES**

EMPLOYEE + CUSTOMER
PARKING



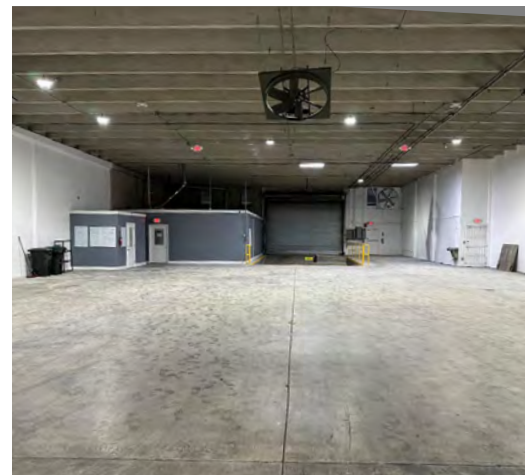
PLUG + PLAY

MOVE-IN READY;
AVAILABLE IMMEDIATELY



POWER

400 AMPS
PHASE 3 POWER





**Plug & Play
High-End
Commercial
Warehouse**



**±14,888 Total SF
Including ±1,500 SF
of Premium/Updated
Office Space**



**Move-In Ready
Industrial Space
in Excellent
Condition**



**Truck Well, Oversized
Electric Dock Door &
Van-High Loading**



**Amenity-Rich
Location Across
from Downtown
Doral**



**Located Within the
Doral Arts District
Allowing for a Wide
Range of Uses**

 ±14,888 Total Square Feet
Floor Plan



VIEW
VIRTUAL TOUR

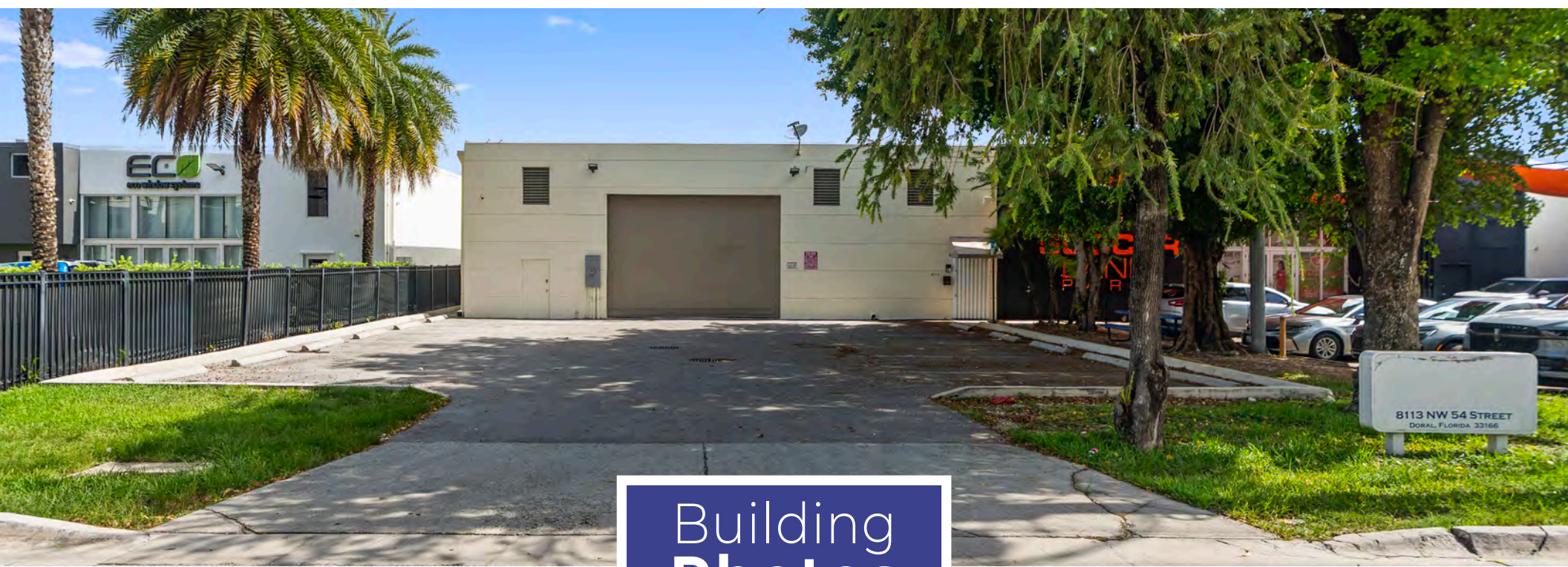
CLICK TO VIEW
Matterport®

**±13,388 SF
WAREHOUSE AREA**
FLEXIBLE WAREHOUSE
INFRASTRUCTURE WITH ±20'
CLEAR HEIGHT

**±1,500 SF
OFFICE AREA**
DEDICATED HIGH-END
OFFICE SPACE WITH
RECEPTION AREA AND
PARTITIONED OFFICES

**OVERSIZED ELECTRIC
DOCK DOOR TRUCK
WELL & VAN-HIGH
LOADING POSITIONS**





Building
Photos

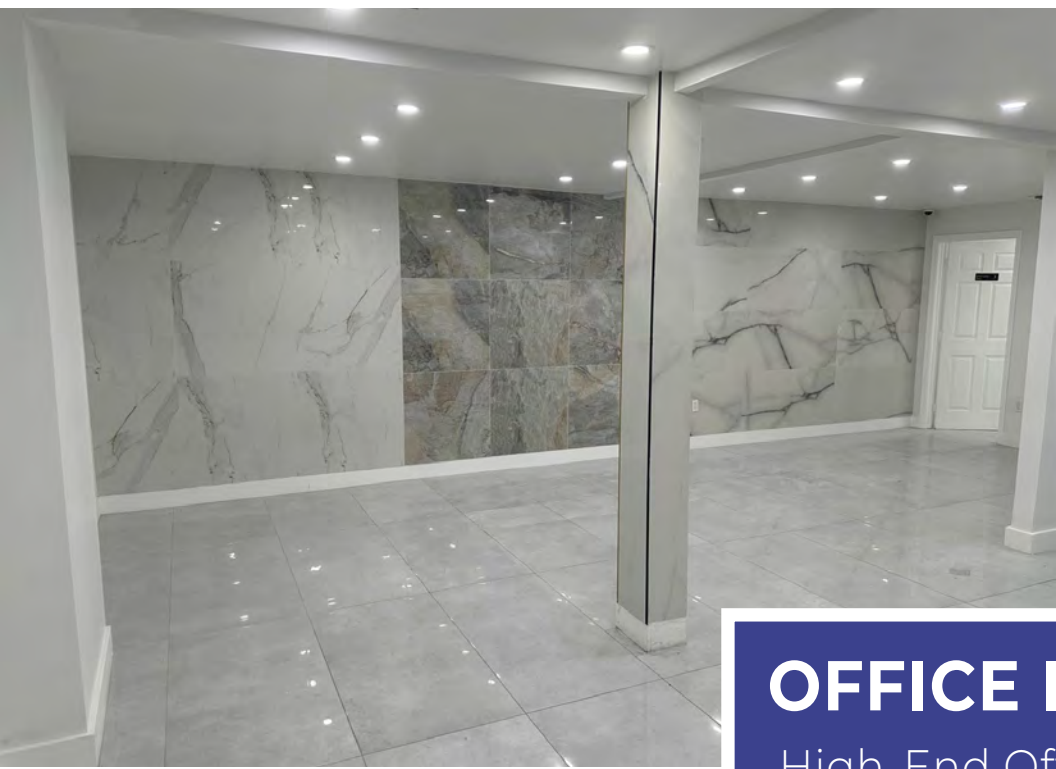




WAREHOUSE INTERIOR

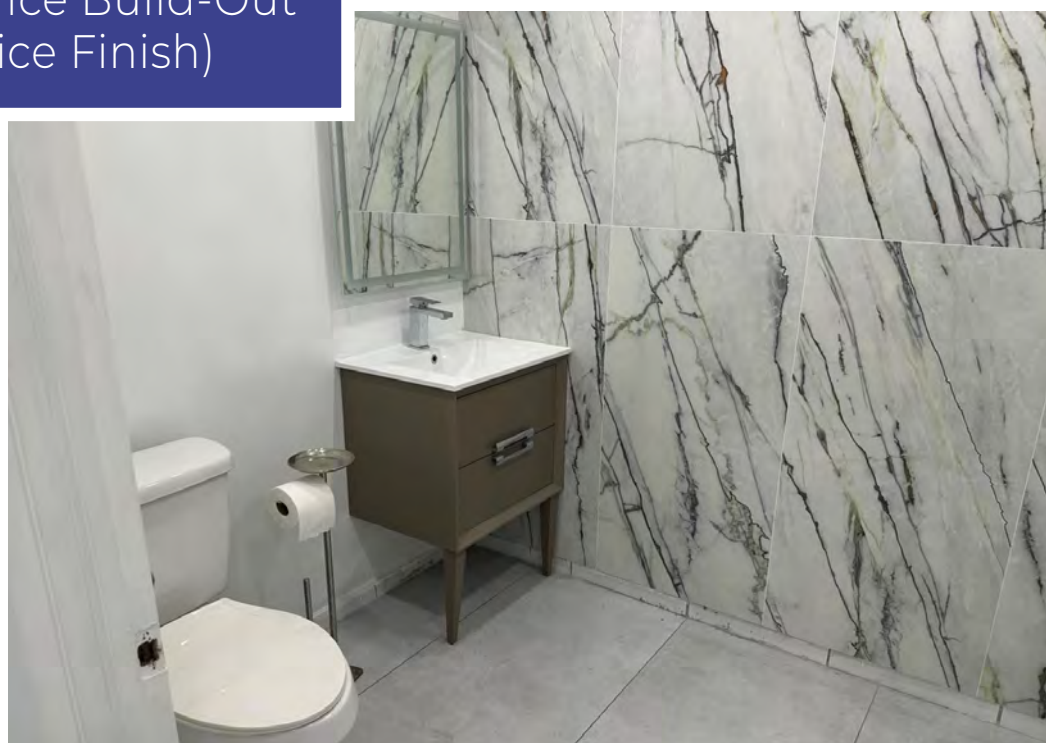
Functional Warehouse
Infrastructure





OFFICE INTERIOR

High-End Office Build-Out
(±10% Office Finish)



Flexible Zoning Downtown Doral Art District

 More About this
Overlay District's
ZONING

Downtown Doral Arts District Overlay (DDAD)

The Property is located within the Downtown Doral Arts District Overlay (DDAD), a specialized zoning district established by the City of Doral to encourage creative redevelopment, adaptive reuse, and a broader mix of commercial and light industrial uses. Positioned within one of South Florida's fastest-growing mixed-use districts, the overlay promotes investment by expanding development flexibility while preserving the area's employment base.

Unlike traditional industrial zoning, the DDAD reduces parking requirements by up to 50% and expands the range of permitted uses. Creative offices, showrooms, maker spaces, artisan manufacturing, galleries, design studios, light production, research and development, and other innovation-focused businesses benefit from the district's flexible land use framework. This enhanced entitlement structure increases leasing flexibility while supporting long-term asset value.

The overlay also encourages adaptive reuse through modified development standards and flexible site planning. Located less than ±5 miles from Miami International Airport and adjacent to Downtown Doral, the Property benefits from exceptional regional connectivity within one of Miami-Dade County's most active live-work-play environments.

As Downtown Doral continues to evolve into a premier destination for business, dining, residential development, and entertainment, the DDAD remains a key component of the City's long-term redevelopment strategy. The combination of flexible zoning, strong surrounding demographics, and continued public and private investment positions the Property for a broad range of industrial, showroom, creative, and commercial users.



Exceptional Accessibility Convenient To Major Points of Interest



Strategic Location in Doral, one of the most active and supply-constrained industrial corridors in South Florida, with exceptional access to SR-836 (Dolphin), SR-826 (Palmetto), and Florida's Turnpike

Located within walking Distance to Downtown Doral, a mixed-use lifestyle hub offering retail, dining, and residential amenities that enhance the tenant experience and support long-term leasing demand

Just ±5-mi from Miami International Airport, the #1 US Airport in Int'l Freight (9th Worldwide) and ±35-min from one of the Leading Container Ports in the Nation, PortMiami

Home to major corporate and institutional occupiers, including University of Miami, Carnival Cruise Lines, Walmart, Univision, Leon Medical Centers, and Blue Cross Blue Shield of Florida, reinforcing the area's position as a core business hub

Dense demographics with access to a strong and diverse labor pool; Doral is one of the fastest-growing cities in Florida by percentage growth, with YOY population increases driven by both residential and commercial development

High exposure location in a high traffic area near major arterials such as NW 57th Street (±29,00 VPD) NW 25th Street (±25,000 VPD) and NW 87th Avenue (±29,000 VPD) driving consistent exposure and accessibility

Airport West Submarket Doral, FL

The City of Doral is one of 34 municipalities in Miami-Dade County and a leading hub for international commerce, logistics, and corporate enterprise. Centrally located just ±3.5 miles west of Miami International Airport (MIA) via the 25th Street Cargo Viaduct and ±14 miles from Downtown Miami, this Property offers exceptional connectivity to regional and global markets. Encompassing approximately 15 square miles, the City of Doral is home to ±82,000 residents and bordered by the Ronald Reagan Turnpike, Medley, SR 826 (Palmetto Expressway), and Sweetwater.

Recognized as one of South Florida's most business-friendly environments, Doral welcomes more than 150,000 employees each day and is home to more than 9,000 businesses, including Fortune 500 companies, multinational corporations, and major government agencies. Its location adjacent to MIA and within the Airport West industrial submarket has established the city as a cornerstone of South Florida's logistics, freight forwarding, distribution, and international trade network. Complemented by modern infrastructure, thriving retail and dining destinations, and a growing residential population, Doral continues to rank among Miami-Dade County's most dynamic communities for business growth, investment, and economic development.

A Thriving Market at the Center of Trade + Commerce

150,000+

DAILY
EMPLOYEES

50+

BANKING & FINANCIAL
INSTITUTIONS

9,000+

BUSINESSES INCLUDING
FORTUNE 500
CORPORATE PRESENCE

#1

TILE
DISTRICT
IN THE
U.S.A.

100+

MULTINATIONAL
COMPANIES



Doral's population has increased by 42%+ since 2015, reinforcing its position as one of Miami-Dade County's fastest-growing municipalities and most dynamic business environments.

The City of Doral Economic Analysis Report, Update 2024



Transit

 ±1-MI	 ±3.5-MI	 ±4-MI
 ±6-MI	 ±7-MIN	 ±3.5-MI
 ±13-MI	 ±35-MI	 ±33-MI

MIA + PortMiami Economic Drivers

Doral's economy is powered by international trade, logistics, aviation, and advanced manufacturing, supported by its immediate proximity to Miami International Airport (MIA), PortMiami, and South Florida's extensive transportation network. Located within the Airport West industrial submarket, tenants benefit from exceptional access to MIA's cargo facilities, PortMiami's global shipping network, Florida's Turnpike, SR-826, SR-836, and I-95, providing seamless connectivity to domestic and international markets. This strategic location continues to attract logistics providers, freight forwarders, distributors, import/export companies, and manufacturers seeking one of South Florida's most connected industrial corridors.



PortMiami:

Powering Global Trade & Economic Growth
±15 miles from the Property

PortMiami remains one of Florida's most important economic engines and the state's leading container port. In FY 2025, the Port generated an estimated more than \$61 billion in annual economic impact while supporting over 340,000 jobs statewide. Handling more than 1.1 million TEUs annually, PortMiami provides direct access to more than 100 countries and 150 global ports through state-of-the-art cargo terminals and logistics infrastructure.

Beyond cargo, PortMiami continues to rank among the world's busiest cruise ports, welcoming millions of passengers annually while reinforcing Miami's position as a global center for international commerce and tourism. Located approximately ±15 miles from the Property, the Port provides tenants with immediate access to one of the nation's premier international shipping gateways for import/export, distribution, and supply chain operations.



In 2025, PortMiami Handled Over 1.11 Million TEUs
reflecting strong cargo and trade volumes.

#1

CONTAINER
PORT IN FL &
ONE OF BUSIEST
IN THE U.S.
(PORTMIAMI)

1 Million+

TEUs
HANDLED
ANNUALLY

±\$61B

ANNUAL
ECONOMIC
IMPACT
SUPPORTING
340,000+ JOBS

#1

MIAMI INT'L AIRPORT
RANKS #1 IN INT'L
FREIGHT WITH
3.5+ MILLION TONS
OF CARGO
(2025)

2,000+ DAILY DEPARTURES

THE AREA BOASTS
3 REGIONAL AIRPORTS
WITH 2,000+ DAILY
DEPARTURES

±\$41.2B

ANNUAL
ECONOMIC
IMPACT



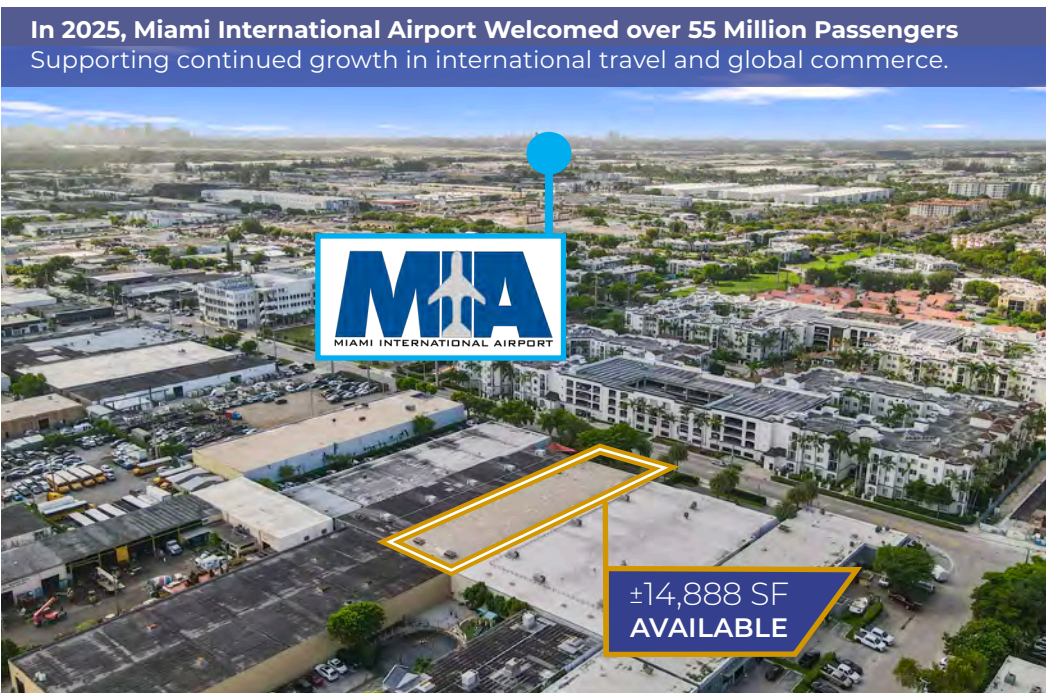
Miami International Airport (MIA):

Driving Billions in Trade and Job Creation
±3 miles from the Property

Miami International Airport (MIA) remains one of Florida's most critical economic engines and a premier global gateway for cargo and passenger travel. Miami International Airport (MIA) remains one of the world's premier international aviation gateways and the nation's leading airport for international freight. In 2025, MIA handled more than 3.5 million metric tons of cargo, generating approximately \$181 billion in annual economic impact and supporting more than 842,000 jobs across Florida. Within Miami-Dade County alone, MIA supports over 311,000 local jobs and approximately \$41 billion in annual business revenue.

Located ±3 miles from the primary access point to the NW 25th Street elevated Viaduct connecting directly to MIA's cargo area, the Property is optimally positioned to leverage the airport's unmatched connectivity. Tenants benefit from direct access to global air cargo networks and passenger services, enabling efficient supply chain operations and broad domestic and international reach.

In 2025, Miami International Airport Welcomed over 55 Million Passengers
Supporting continued growth in international travel and global commerce.



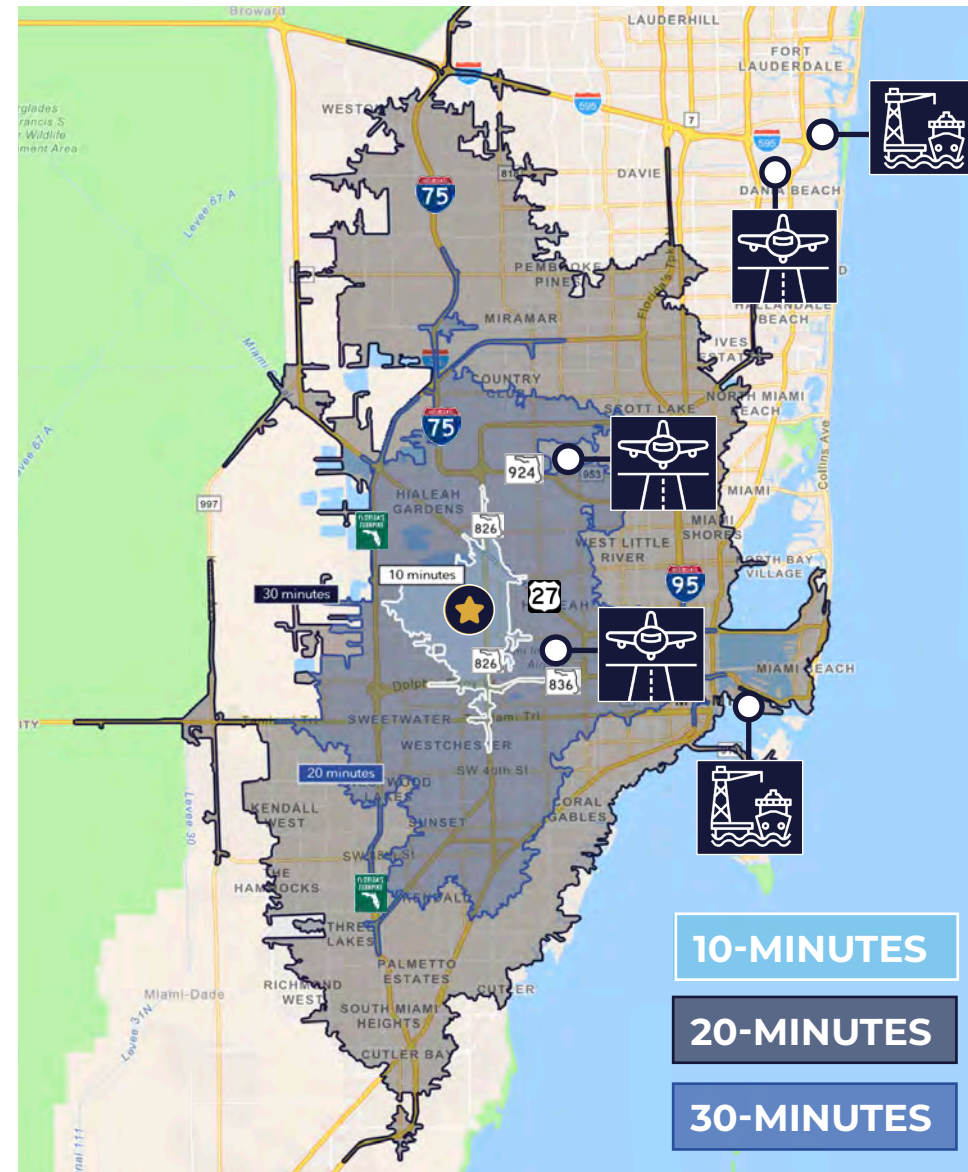
1, 3, and 5-Mile Demographics

Drive Time Map

Within 30-Min of All Miami



Quick access throughout Miami-Dade County, including major commercial hubs, airports, seaports, and residential areas, making it ideal for businesses requiring efficient citywide connectivity.



1-MILE

3-MILES

5-MILES

KEY FACTS



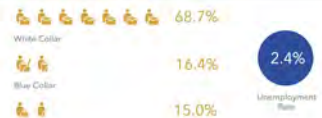
EDUCATION



BUSINESS



EMPLOYMENT



INCOME



HOUSING STATS



KEY FACTS



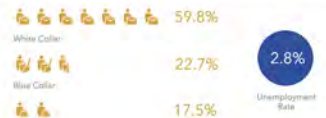
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KEY FACTS



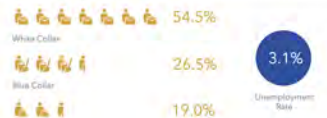
EDUCATION



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HOUSING STATS



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SCAN FOR MORE INFO

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